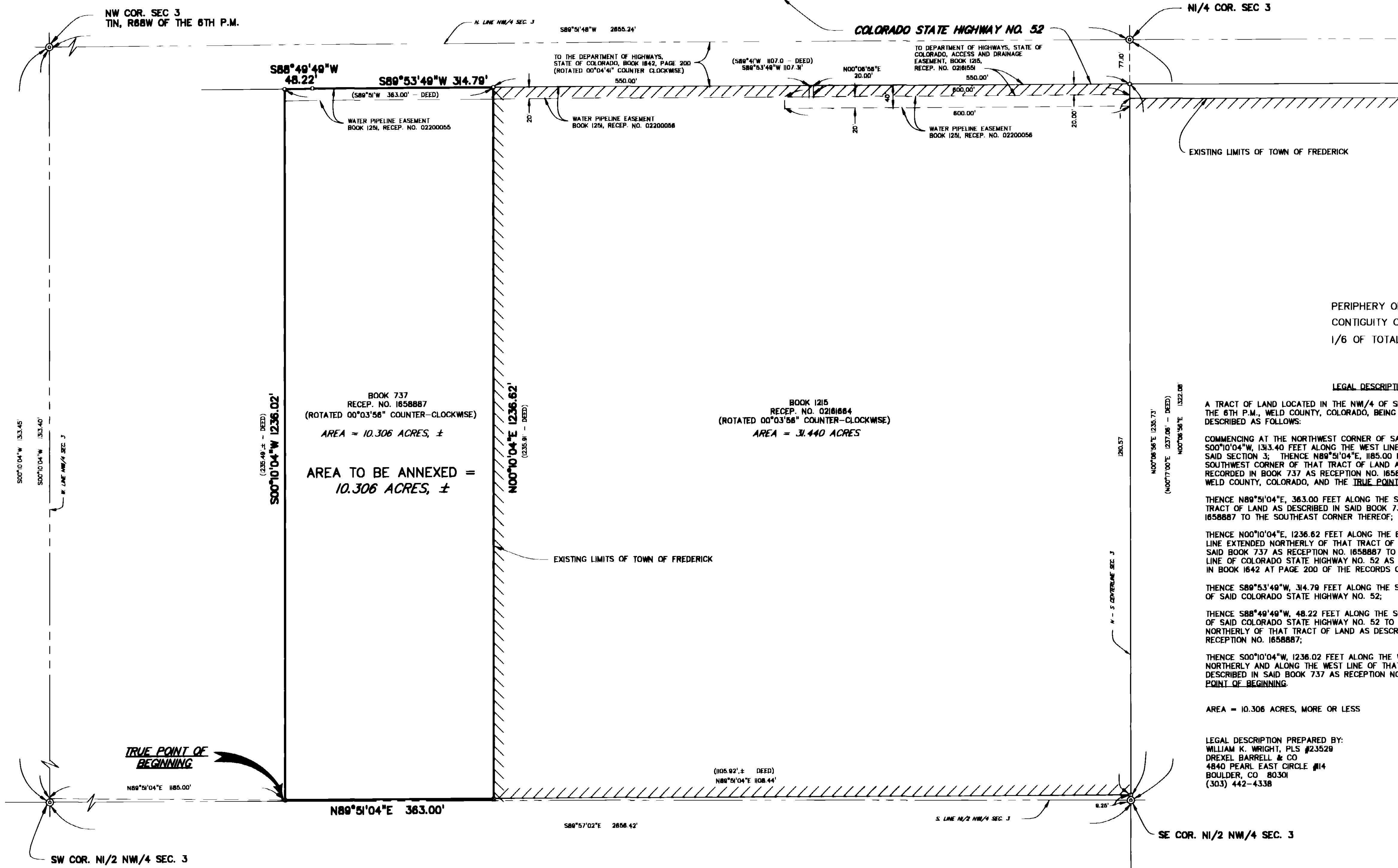


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25606/95 D-1618 P-712 07/10/1997 04:14P PG 1 OF 1 REC DOC
Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

FUTURA PARK WEST ANNEXATION MAP (PHASE II)



PERIPHERY OF AREA TO BE ANNEXED = 3198.65 FEET
CONTIGUITY OR DISTANCE OF AREA ADJACENT TO EXISTING CITY LIMITS = 1236.62 FEET
1/6 OF TOTAL PERIPHERY = 533.11 FEET

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW/4 OF SECTION 3, T1N, R68W OF THE 6TH P.M., WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S00°10'04\"/>

THENCE N89°51'04\"/>

THENCE N00°10'04\"/>

THENCE S88°49'49\"/>

THENCE S88°49'49\"/>

THENCE S00°10'04\"/>

AREA = 10.306 ACRES, MORE OR LESS

LEGAL DESCRIPTION PREPARED BY:
WILLIAM K. WRIGHT, PLS #23529
DREXEL BARRELL & CO
4840 PEARL EAST CIRCLE #114
BOULDER, CO 80301
(303) 442-4338

NOTES

- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. FC74287, EFFECTIVE DATE: SEPTEMBER 16, 1996. APPARENT EASEMENTS AND RIGHTS-OF-WAY WERE NOT RESEARCHED AND ARE NOT SHOWN AS REQUESTED BY THE CLIENT.
- IN THE WARRANTY DEED RECORDED IN BOOK 201 AT PAGE 1, THE UNION PACIFIC RAILROAD COMPANY RESERVED MINERAL RIGHTS AND RIGHTS OF INGRESS AND EGRESS OVER ALL OF SECTION 3.
- THE WARRANTY DEED RECORDED IN BOOK 283 AT PAGE 140 GRANTED RIGHTS-OF-WAY TO THE COMMUNITY CONSOLIDATED CANAL AND RESERVOIR COMPANY, PORTIONS OF WHICH ARE NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP, WHICH MAY AFFECT THIS PROPERTY.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS IN THE SURFACE OWNERS AGREEMENT RECORDED IN BOOK 848 AS RECEPTION NO. 1770850.
- THIS PROPERTY IS SUBJECT TO THE MINERAL RIGHTS RESERVED IN INSTRUMENT RECORDED IN BOOK 950 AS RECEPTION NO. 1871509.
- THIS PROPERTY IS SUBJECT TO THE NOTICES CONCERNING UNDERGROUND FACILITIES LISTED AS FOLLOWS:
 - MOUNTAIN BELL TELEPHONE COMPANY, RECORDED IN BOOK 949 AS RECEPTION NO. 1870705.
 - PANHANDLE EASTERN PIPELINE COMPANY, RECORDED IN BOOK 117 AS RECEPTION NO. 2058722.
 - UNITED POWER, INC., RECORDED IN BOOK 1288 AS RECEPTION NO. 2239296.
 - WESTERN SLOPE GAS COMPANY, RECORDED IN BOOK 990 AS RECEPTION NO. 1810757.
 - ASSOCIATED NATURAL GAS, INC., RECORDED IN BOOK 1037 AS RECEPTION NO. 1874810.
 - COLORADO INTERSTATE GAS COMPANY, RECORDED IN BOOK 1041 AS RECEPTION NO. 1879784.
 - WESTERN GAS SUPPLY COMPANY, RECORDED IN BOOK 1083 AS RECEPTION NO. 2004300.
 - LEFT HAND WATER DISTRICT RECORDED IN BOOK 1274 AS RECEPTION NO. 2224877.

CERTIFICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CLYDE G. CANINO AND JOHN CANZONERI ARE THE OWNERS IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

BY: Clyde G. Canino BY: John Canzoneri
CLYDE G. CANINO JOHN CANZONERI

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF Weld } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, 1997, BY CLYDE G. CANINO AND JOHN CANZONERI.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ON MAY 1, 1998

NOTARY PUBLIC

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "Futura Park West #2" ANNEXATION TO THE TOWN OF FREDERICK, COLORADO, AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 186, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON March 18, 1997, AND RECORDED ON 100, AS RECEPTION NO. 186, IN THE RECORDS OF THE CLERK AND RECORDER OF Weld COUNTY, COLORADO.

TOWN CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT 11:00 A.M. ON THE 10th DAY OF July, A.D., 1997 IN BOOK 186, PAGE 1, MAP 186, RECEPTION NO. 186.

COUNTY CLERK AND RECORDER

BY: Deputy



SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

William K. Wright
WILLIAM K. WRIGHT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 23529

DATE

7/24/97

ANNEXATION MAP OF A TRACT OF LAND LOCATED IN THE NW/4 OF SECTION 3, T1N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
FOR: CLYDE CANINO

IN ACCORDANCE WITH CRS 13-80-105, NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel Barrell & Co. Engineers/Surveyors
4840 Pearl East Cr., #114 Boulder, Co 80501 (303) 442-4338
888 Corporate Drive Colorado Springs, Co 80909 (719) 880-0897

Revisions - Date	Date	Drawn By	Job No.
4/24/97	12/10/96	SCL	5621-2
	Scale	Checked By	Drawing No.
	1"=100'	WKL	B68-54A